



OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | 425 EAST TRAFFICWAY STREET, SPRINGFIELD, MO 65806

- Center City zoning allowing for flexible office, commercial, or mixed-use opportunities
- Two-story office building with efficient layout
- Elevator access providing full ADA accessibility
- Excellent access to Trafficway Street and major thoroughfares
- Minutes from downtown Springfield retailers and restaurants
- Ideal for most general office users
- Strong visibility and convenient access for clients and staff
- Shown by appointment only

EST. 1909

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SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$1,525,000
Taxes:	TBD
Lot Size:	0.53 Acres
Building Size:	9,650 SF
Building Class:	A
Zoning:	CC - Center City

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Positioned in the heart of Springfield's urban core, this office building offers a unique opportunity to own or occupy a well-located commercial property just steps from downtown. Zoned Center City, the site allows for a wide range of commercial, office, and mixed-use applications, making it an ideal fit for users seeking flexibility in a vibrant, urban setting. The property features a well-maintained two-story office building, designed to support efficient operations. An on-site elevator provides full accessibility between floors, enhancing convenience for employees, clients, and visitors alike while supporting a variety of professional and administrative uses.

With immediate access to Trafficway Street, the property offers excellent connectivity throughout Springfield. Its proximity to East Walnut Street and the central business district places it within minutes of dining, retail, financial services, and government offices. Combining functional design, accessible layout, and advantageous Center City zoning, this property is well-suited for organizations seeking a centrally located, adaptable office environment in one of Springfield's most active commercial districts. Contact listing agent for more information or to schedule a tour.

PROPERTY HIGHLIGHTS

- Center City zoning allowing for flexible office, commercial, or mixed-use opportunities
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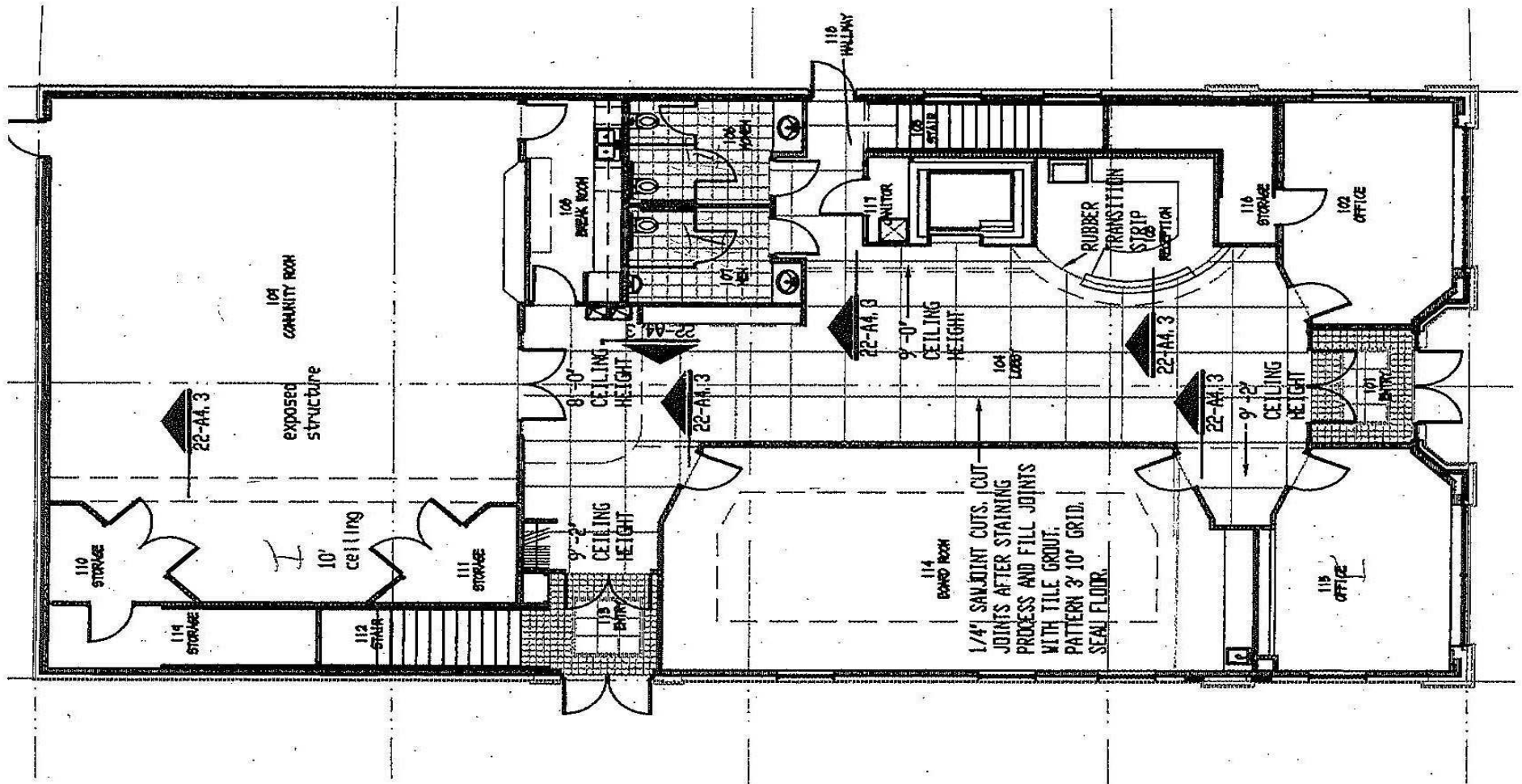
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Additional Photos



Floor Plans - 1st Floor

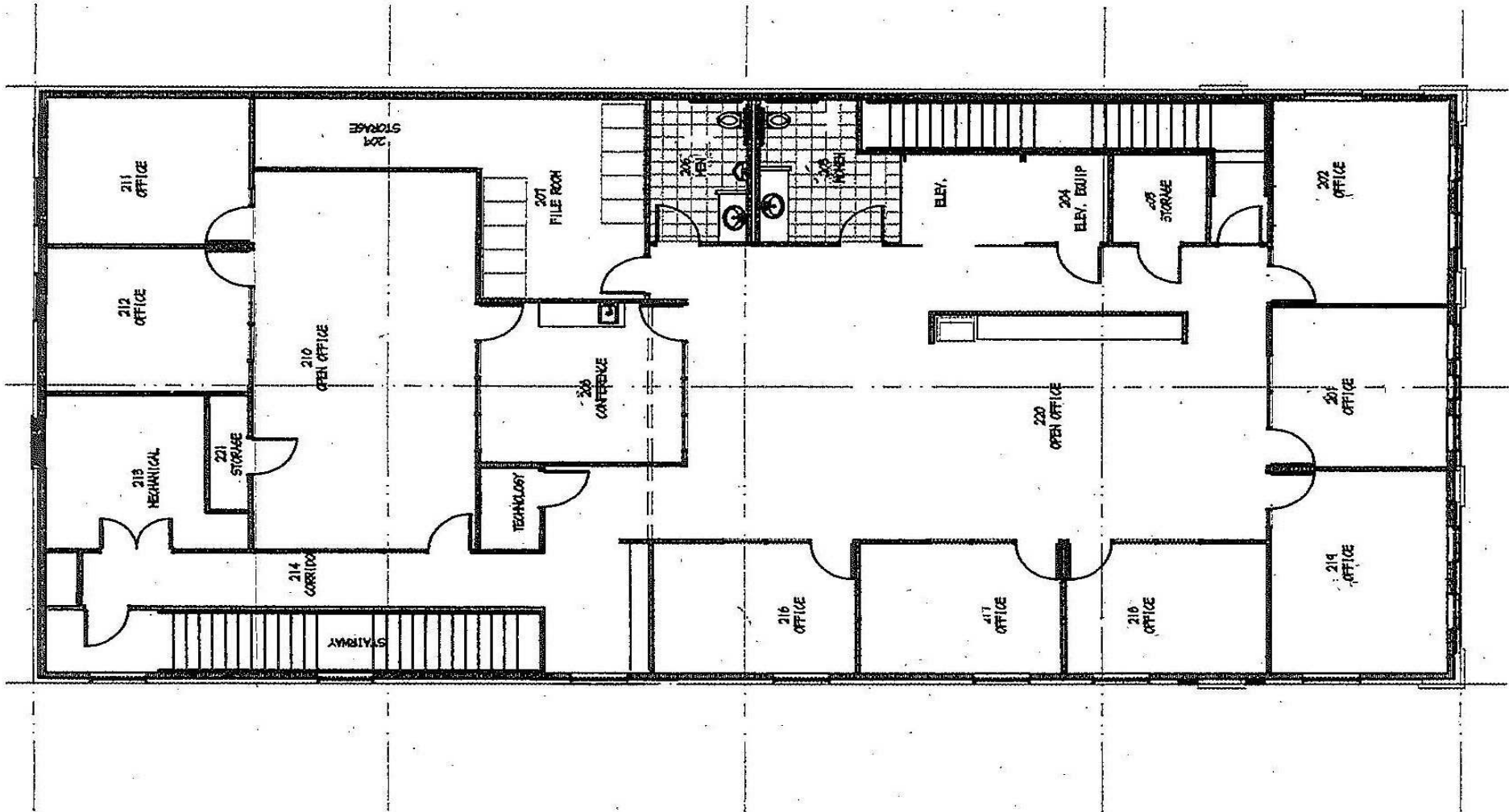


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Floor Plans - 2nd Floor



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Aerial



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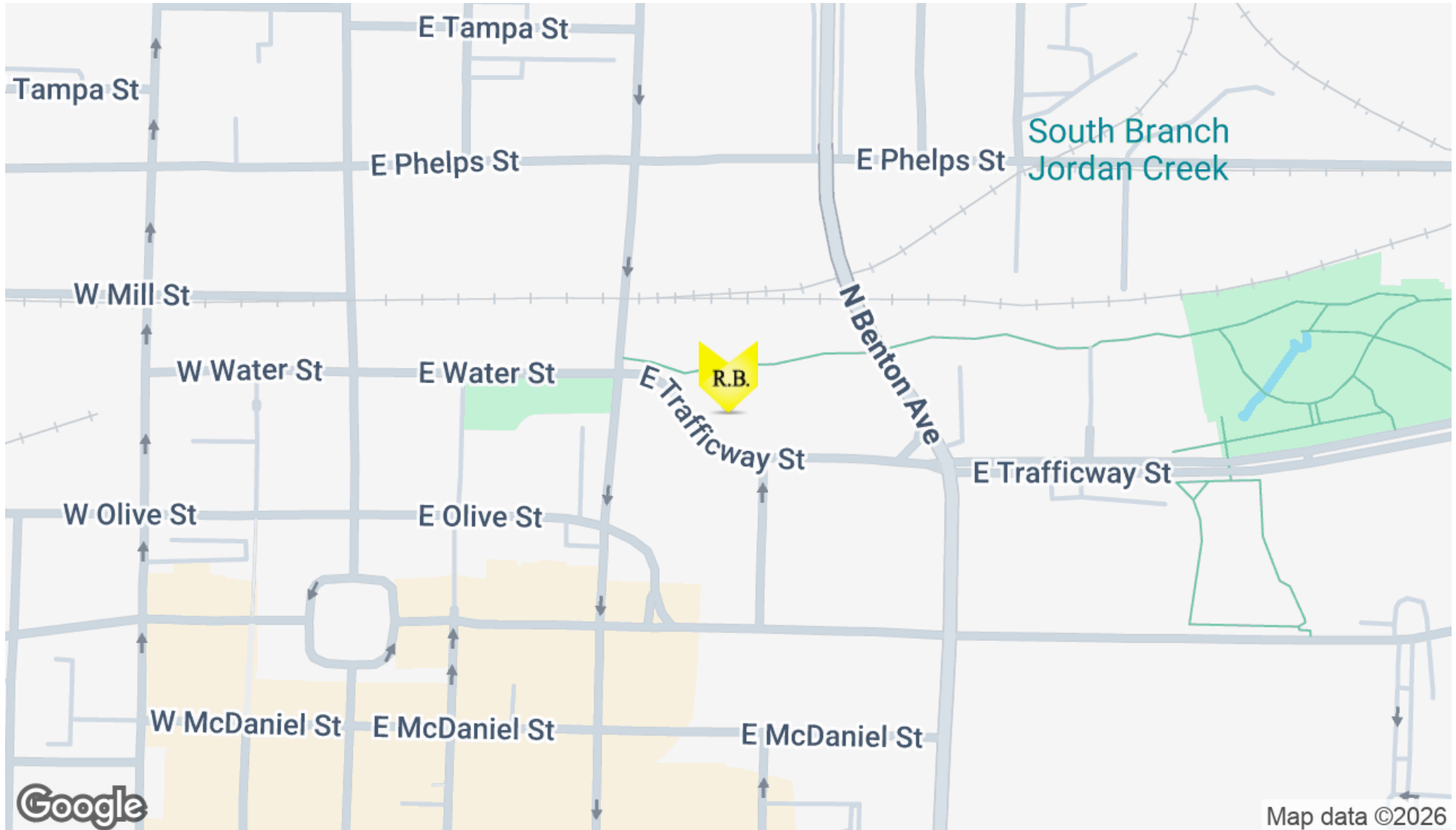
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Location Map



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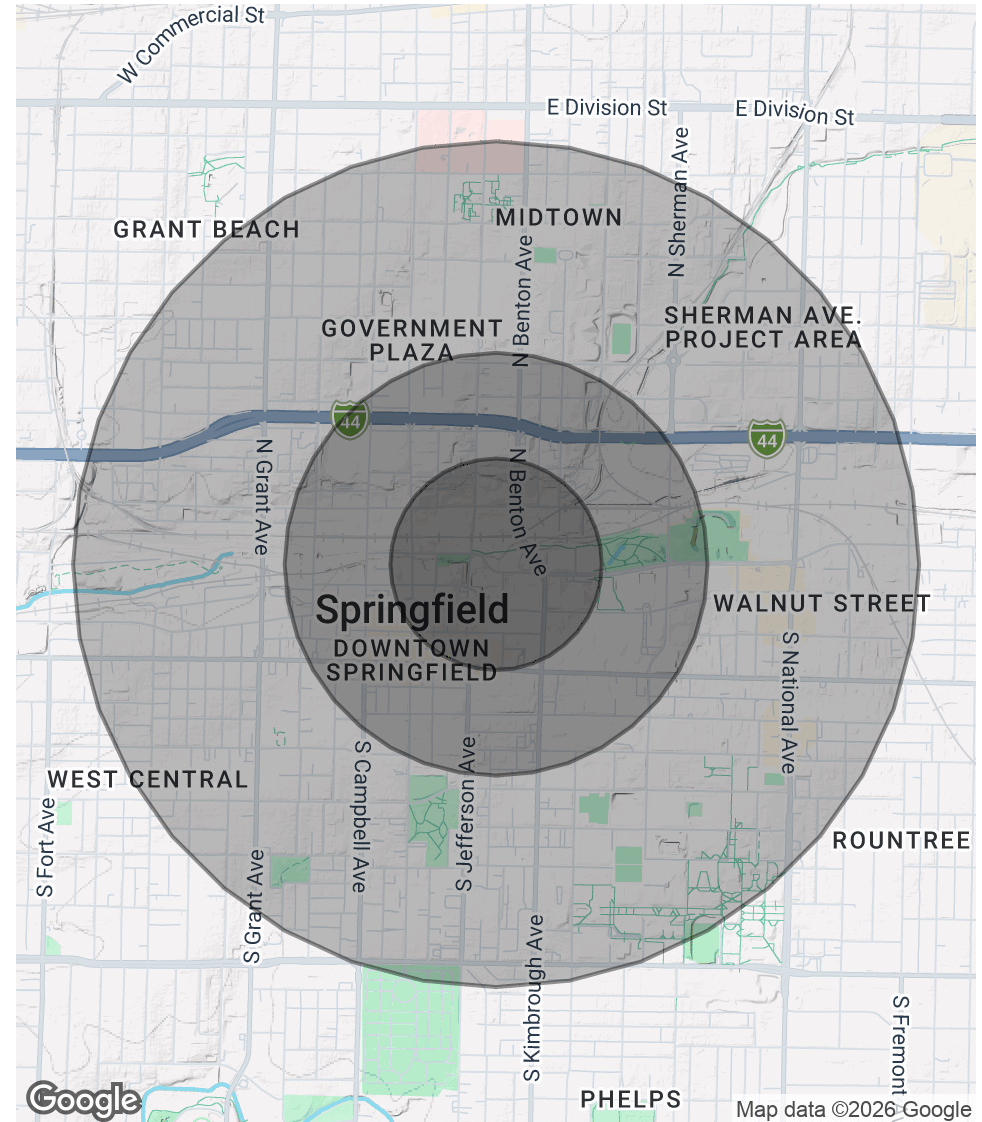
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	408	3,330	18,322
Average Age	31.2	24.7	26.0
Average Age (Male)	45.0	27.6	26.7
Average Age (Female)	25.7	23.6	25.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,563	7,435
# of Persons per HH	1.6	2.1	2.5
Average HH Income	\$34,153	\$43,076	\$40,638
Average House Value		\$121,622	\$93,730

2023 American Community Survey (ACS)



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

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